



City of
Kelowna

Z24-0003

1085 Martin Ave & 1444-1448 Gordon Dr

Rezoning Application

Purpose

- ▶ To rezone the subject properties from the MF₁ – Infill Housing zone to the MF₃ – Apartment Housing zone to facilitate the development of apartment housing.

Development Process

Jan 31, 2024

Development Application Submitted



Staff Review & Circulation



Mar 21, 2024

Public Notification Received



May 6, 2024

Initial Consideration



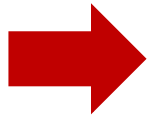
Reading Consideration



Final Reading



Building Permit



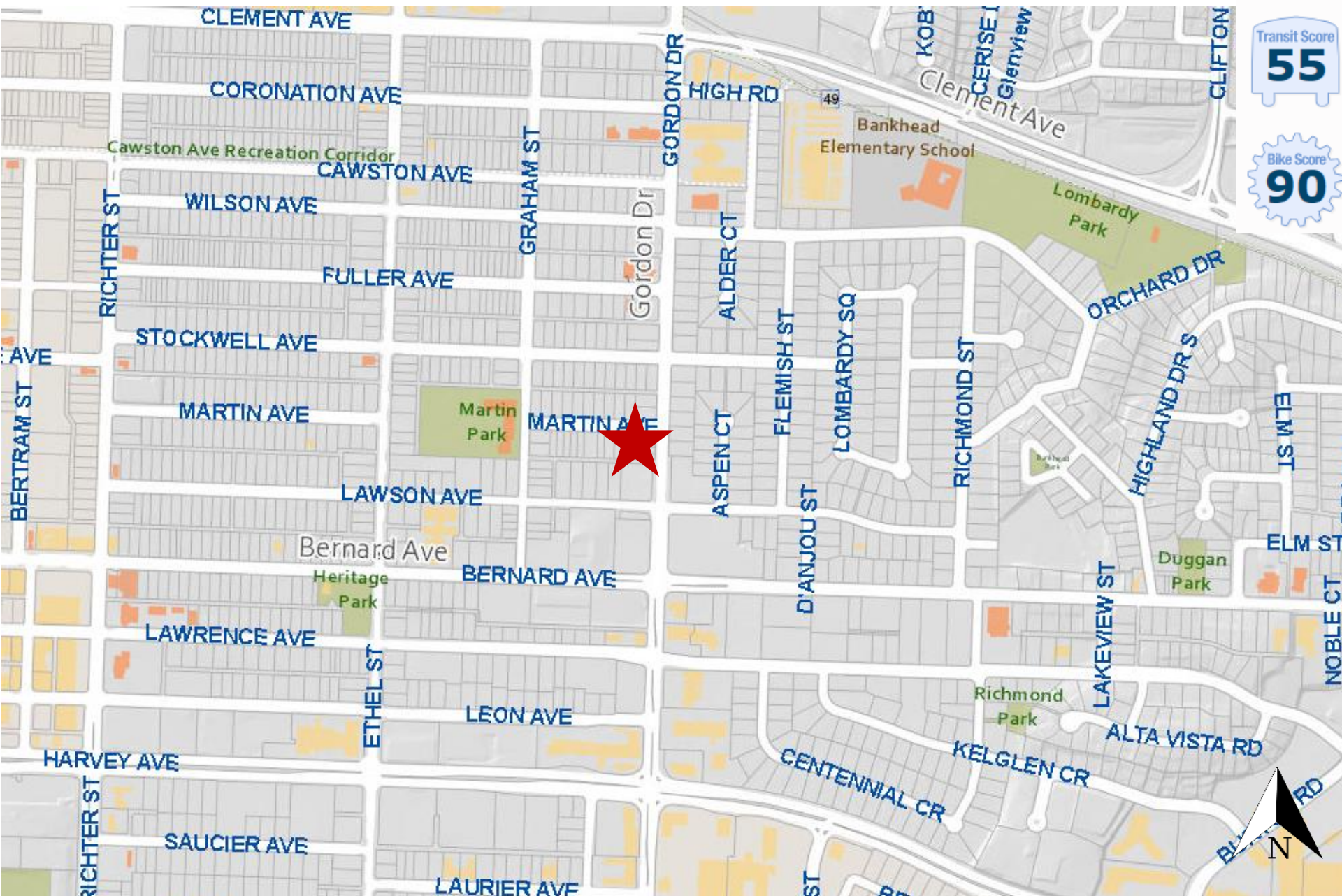
Council
Approvals

Context Map

Walk Score
81






Transit Score
55

Bike Score
90

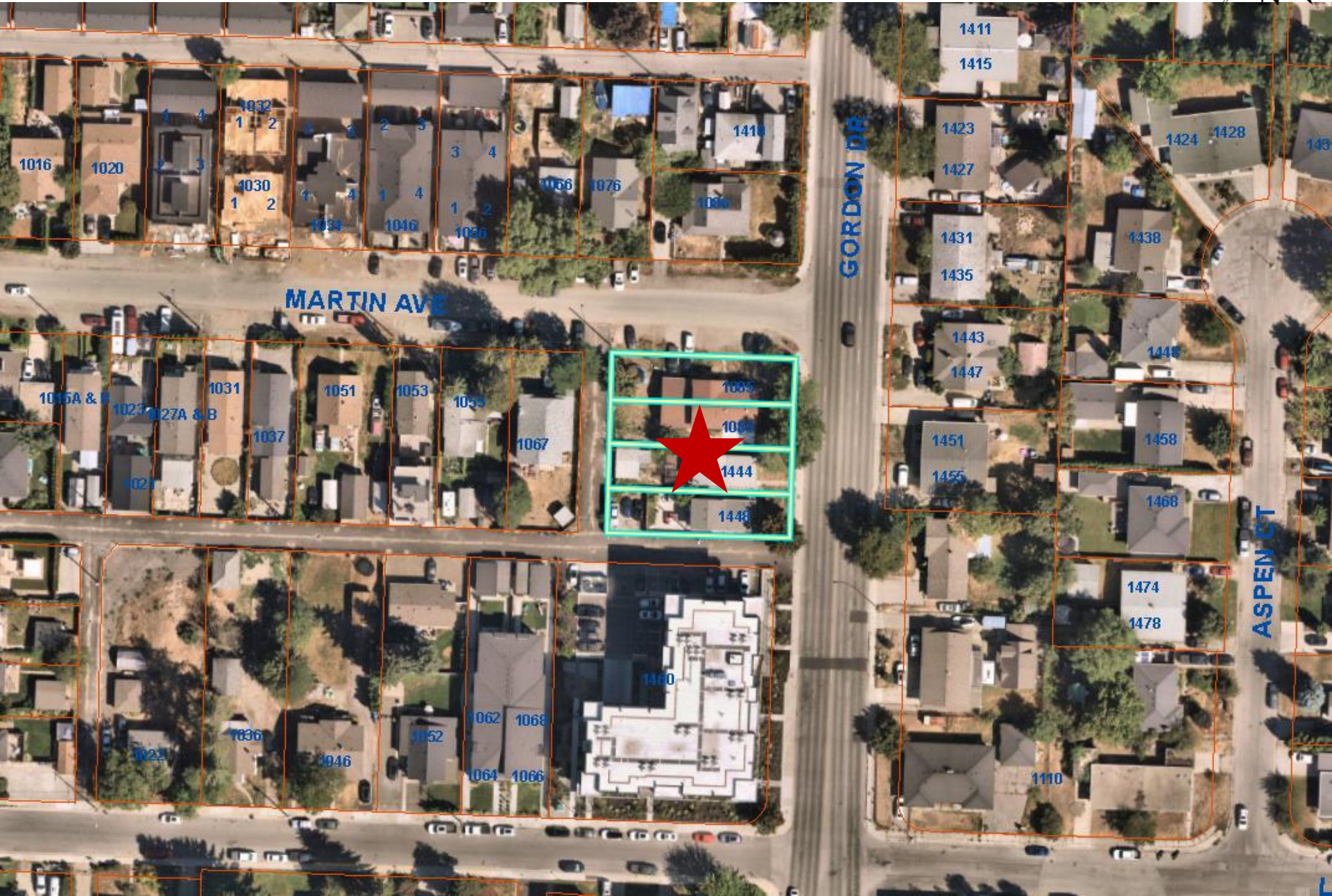


OCP Future Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	IND - Industrial
	EDINST – Educational / Institutional
	PARK – Park and Open Space

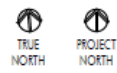
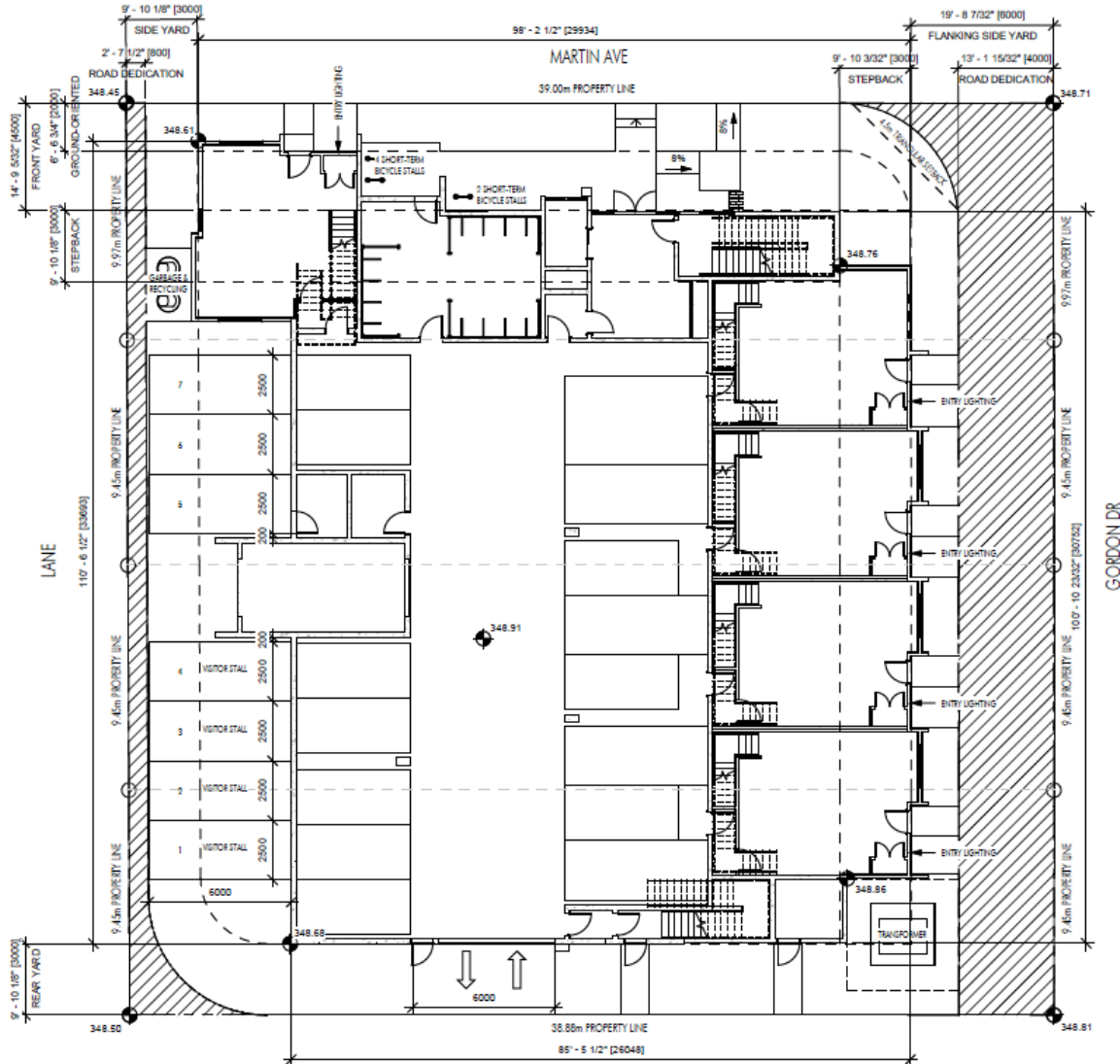
Subject Property Map



Project Details

- ▶ The subject properties have the Future Land Use Designation of C-NHD – Core Area Neighbourhood.
- ▶ Directly fronts onto Gordon Drive, which is a Transit Supportive Corridor (TSC).
- ▶ MF3 – Apartment Housing 6-storey apartment
 - ▶ 33 units
 - ▶ 39 parking stalls
 - ▶ All vehicular access off laneway.

Site Plan



1 SITE PLAN
A-004
3/32" = 1'-0"

LANE

OCP Objectives & Policies

- ▶ **Policy 5.2.1. Transit Supportive Corridor Densities.**
 - ▶ The proposal adds meaningful and important density along Gordon Drive, which is a Transit Supportive Corridor
- ▶ **Policy 5.2.2. Building Height.**
 - ▶ The proposal is for a six-storey low-rise apartment along the Transit Supportive Corridor.
- ▶ **Policy 5.2.5. Corridor Access and Consolidation**
 - ▶ The proposal includes the consolidation of three properties and all access is proposed off the back lane.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use C-NHD
 - ▶ OCP Objectives in Chapter 5 Core Area
 - ▶ Transit Supported Corridor Policies
 - ▶ Development Permit to follow.